LOT 22 OAK MEADOW PLANTATION
UNIT 3.

HOWELL SUMMER L
685 NW SAVANNAH CIR
LAKE CITY, FL 32055-6881

2027

34-3S-16-02462-322

BUILDING CHARACTERISTICS

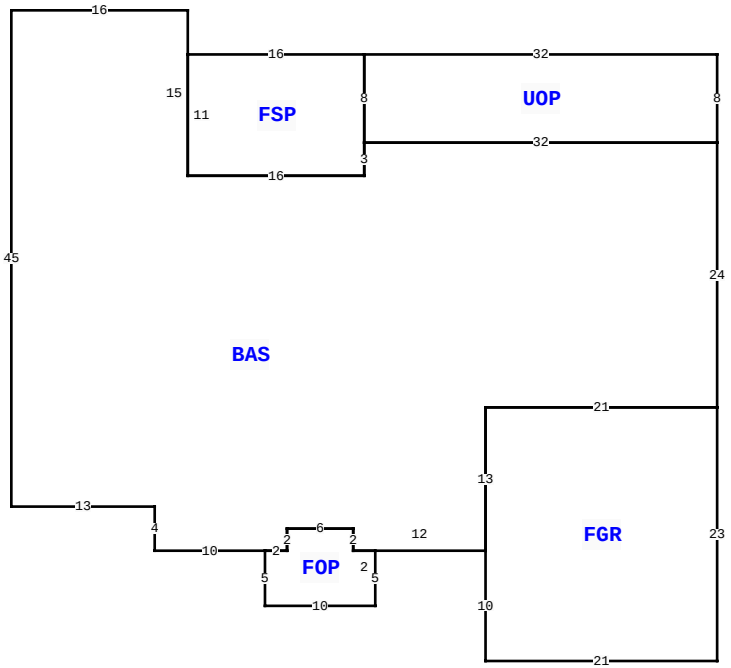
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100		2,175	226,738
FGR	483	55		266	27,730
FOP	62	30		19	1,980
FSP	176	40		70	7,297
UOP	256	20		51	5,317
TOTALS	3,152			2,581	269,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	116.9973	128.70	332,175	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2019 Heated Area: 2175 HX Base Yr 2019



685 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		269,062
TOTAL MARKET OB/XF VALUE		26,601
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		348,163
SOH/AGL Deduction		75,347
ASSESSED VALUE		272,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,405
TOTAL JUST VALUE		348,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00772	POOL		11/05/2021
3629	SFR	740	03/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2092	6/20/2018	WD	U	I	11	100
GRANTOR: ROBERT L MILLINGS & L						
GRANTEE: SUMMER L HOWELL						
1362/0882	6/19/2018	WD	Q	I	01	252,000
GRANTOR: ROBERT L MILLINGS & L						
GRANTEE: SUMMER L HOWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S45 E13 S4 E10 FOP= S5 E10 N5 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR= S10 E21 N23 W21 S13$ N13 E21 N24 UOP= N8 W32 S8 E32$ W32 FSP= N8 W16 S11 E16 N3$ S3 W16 N15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,583.00	UT	3.00	3.00	100	2006	2006	3	100	4,749	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2023	2022		95	19,152	

LAND DESCRIPTION

TOTAL OB/XF 26,601

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

REVIEW DATE 11/30/2022 BY HC Total Acres: 0.77 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/17/2026 BY SYS